

WASTE MANAGEMENT PLAN

**LOT 8100 WESTERN DR
BANYA QLD 4551**

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-CAS-4857

Date: 22 April 2026



AMENDED IN RED

By: Brandon Bouda
Date: 20/04/2026



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March 2026

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Title: Waste Management Plan
Aura West Early Learning Centre
Lot 8100 Western Dr,
Banya, QLD 4551

Project Number: MRA25-237

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Destination	Draft	Final	Rev
Griffith Group	V.1	V.1	V.2
MRA Environmental	V.1	V.1	V.2

LIMITATIONS

Mark Rigby & Associates Pty Ltd (MRA Environmental) has prepared this Waste Management Plan for the sole use of Griffith Group One Pty Ltd to support a Development Application for the proposed childcare centre development located at Lot 8100 Western Drive, Banya QLD 4551.

Specifically, this report supports the Development Application and relates to the waste storage and collection activities for the operational phase of the planned development with reference to the Caloundra South Priority Development Area (PDA) & Sunshine Coast Council's *Planning Scheme Policy for Waste Management Code*. This WMP will be submitted to Economic Development Queensland (EDQ) as a component of the Development Application.

This report is for the sole use of Griffith Group One Pty Ltd and in relation to the Development Application to be submitted to EDQ. It may not contain sufficient information for the purposes of other parties, for other uses or at other locations.

We have performed our services for this project in accordance with our current professional standards. No other warranty, expressed or implied, is made as to the professional advice included in this submission.

Opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. The report also contains comments and information provided by others. MRA Environmental cannot take responsibility for advice provided by any third party.

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TABLE OF CONTENTS

1.0 GLOSSARY OF TERMS	1
2.0 INTRODUCTION.....	3
2.1 BACKGROUND	3
2.2 SITE DETAILS	3
2.3 PURPOSE & SCOPE OF REPORT.....	3
2.4 WMP OBJECTIVES & STRUCTURE	4
3.0 WASTE QUANTITIES	7
3.1 TYPE OF WASTE	7
3.2 WASTE QUANTITIES.....	7
3.3 PROPOSED CHILDCARE CENTRE	7
4.0 WASTE & RECYCLING STORAGE.....	9
4.1 COMBINED WASTE STORAGE AND SERVICING POINT	9
4.2 PROPOSED WASTE BINS.....	10
4.3 DIMENSIONS OF WASTE CONTAINERS	10
4.4 DRAINAGE AND BIN WASH	10
5.0 DETAILS OF COLLECTION	11
5.1 FREQUENCY.....	11
5.2 ON-SITE SERVICING.....	11
5.3 COLLECTION VEHICLE ACCESS	12
6.0 SUMMARY.....	13

TABLES

Table 1: Predicted waste types to be generated.....	7
Table 2: Anticipated general waste quantities.....	8
Table 3: Anticipated recycling quantities.....	8
Table 4: Details of proposed bins & servicing frequency	10
Table 5: Typical bulk bin dimensions	10
Table 6: Typical Front Lift truck dimensions.....	12

FIGURES

Figure 1: Site location	5
Figure 2: Combined waste storage & servicing point.....	6

1.0 GLOSSARY OF TERMS

The following terminology is typically used in relation to the waste management plan unless the context of the subject matter otherwise indicates:

Bin carting route – the proposed route to move bins between the storage point and the servicing point.

Bulk bins – bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck.

Clinical or related waste – waste that has the potential to cause disease, including, for example, animal waste, discarded sharps, human tissue waste or laboratory waste.

Commercial waste – means waste, other than green waste, recyclable waste, and interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial developments.

Common servicing point – a common area where more than two dwellings/tenancies stand their wheelie bins for servicing.

Drive-on service – where the waste collection vehicle services bulk bins on site, bins are to be positioned for direct access/servicing without the need for manual handling by the waste vehicle driver or other person.

General waste – waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.

Hazardous waste - solid waste that is toxic or contains toxic material, for example, light bulbs, fluorescence lights, batteries.

Organic waste - is waste that comes from plants or animal that is biodegradable for example green waste and food waste.

Recycling chute - a duct in which recycling descends from one point to another.

Recyclable waste – for a local government's area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. The following wastes are typically deemed recyclable:

- all household plastics, bottles and containers;
- aluminium and steel cans and aerosols;
- bottles and jars made only of glass;
- clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.

Related waste – means waste that constitutes, or is contaminated with, chemicals, cytotoxic drugs, human body parts, pharmaceutical products or radioactive substances.

Roll-on roll-off bin (Ro-Ro bin) – large steel open top skip bins or enclosed bins. Bins are collected by a hook-lift truck.

Solid waste – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

Servicing point – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

Storage point – the area allocated to the permanent storage of waste bins. This is the normal location of the waste bins and excludes the period where the bin is serviced. A storage point may be a common storage point or an individual bin storage point.

Waste – includes anything, other than a resource that is:

- left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or
- surplus to the industrial, commercial, domestic or other activity generating the waste.

Waste carting distance – the distance required for a person to transport their waste from the nearest point of exit of their dwelling/tenancy to a storage point (or in the case of a multi-level building, to the nearest waste disposal point).

Waste chute – a duct in which waste descends from one point/level to a collection bin.

Waste disposal point – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

Waste storage room – the room at the base of the chute used for the storage of waste bins.

Wheelie bin – two wheeled mobile garbage bins, made from high density polyethylene (HDPE). Wheelie bins are collected by a side-lift truck

2.0 INTRODUCTION

2.1 BACKGROUND

MRA Environmental (MRA) has been commissioned by Griffith Group One Pty Ltd to prepare a Waste Management Plan (WMP) for the proposed childcare centre development located on Lot 8100 Western Dr, Banya QLD 4551.

This WMP is to be submitted to Economic Development Queensland (EDQ) as a component of the Development Application being prepared for the site and ensures that the waste storage and collection activities for the operational phase of the development are generally in accordance with Sunshine Coast Council's *Planning Scheme Policy for Waste Management Code*.

2.2 SITE DETAILS

The subject site is within the Caloundra South Priority Development Area (PDA) within the Aura West Community and is located on Lot 8100 Western Dr, Banya QLD. The development will be on one (1) parcel of land with a site area of approximately 3,495m². We understand that the lot creation phase is underway and that it is anticipated that both the lot and local road networks will be established prior to the site becoming operational.

The site is currently surrounded by land that has been cleared for development, and we understand will be generally surrounded in the future by a mixture of residential and commercial developments (Refer to **Figure 1**).

The childcare centre will be designed to accommodate 147 children and comprise of indoor activity rooms, sleep rooms, outdoor play spaces, kitchen, laundry, staff rooms and car parking.

2.3 PURPOSE & SCOPE OF REPORT

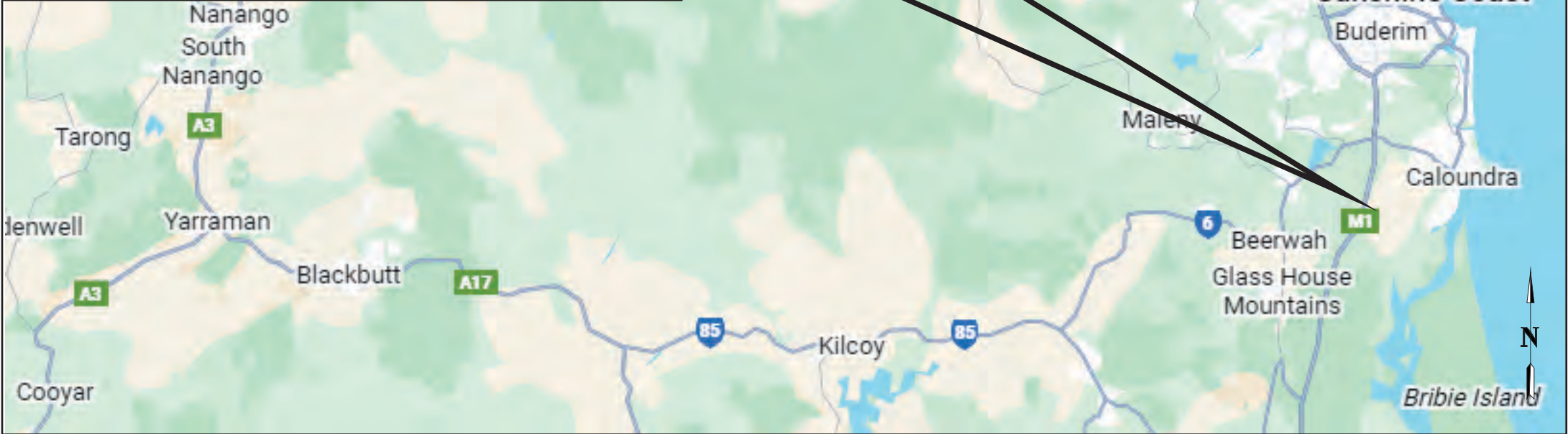
This report represents a Waste Management Plan for the operational phase of the development, which includes:

- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage room requirements and waste storage bins (**Section 4.0**); and
- Details of the proposed waste collection arrangements (**Section 5.0**).

2.4 WMP OBJECTIVES & STRUCTURE

The structure of this report will be as follows:

- An introduction including the site details, summary, purpose and scope of the report along with the objectives and structure;
- Development figures including the site location and outlining the waste storage and servicing infrastructure and locations;
- Waste quantities including the type of waste, quantities of waste and the proposed development tenancies;
- Proposed waste storage and servicing areas including waste storage infrastructure and locations within the development; and
- Details of the waste collection including servicing frequencies, the waste servicing area and collection vehicle access.



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DESIGNED	RP
DRAWN	RP
CHECKED	AR
APPROVED	AR
DATE	FEBRUARY 2026

SCALE	NTS
LEVEL DATUM	-
SHEET SIZE	A4
CAD FILE	
ISSUE	FINAL

CLIENT	BANYA ELC PROPERTY ONE PTY LTD ATF BANYA ELC PROPERTY ONE UNIT TRUST
PROJECT	WASTE MANAGEMENT PLAN LOT 8100 WESTERN DR, BANYA
TITLE	SITE LOCATION

JOB NUMBER	MRA25-237
DRAWING	Figure 1
REV	FINAL



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Revision

A	Preliminary DA Issue	16/02/2026
B	Preliminary DA Issue	26/02/2026
C	Preliminary DA Issue	26/02/2026
D	Preliminary DA Issue	5/03/2026

Project

Aura West Early Learning Centre
Lot 8100 Musgrave Crescent, Banya QLD 4551

Client

Griffin Group

Stage

Preliminary DA

Status

Preliminary
NOT FOR CONSTRUCTION

Architect

PH + MT

Drawn

MT

Project No.

1149-44

Scale

1:300 at A3

Floor Plan - Ground

A-DA-03.01

D

MRA

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DESIGNED	RP	SCALE	NTS
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APPROVED	AR	CAD FILE	
DATE	MARCH 2026	ISSUE	FINAL

CLIENT

BANYA ELC PROPERTY ONE PTY LTD ATF BANYA ELC PROPERTY ONE UNIT TRUST

PROJECT

WASTE MANAGEMENT PLAN
LOT 8100 WESTERN DR, BANYA

TITLE

COMBINED WASTE STORAGE AND SERVICING POINT

JOB NUMBER

MRA25-237

DRAWING

Figure 2

REV

A

MRA YOUR TRUSTED ENVIRONMENTAL PARTNER Lakehouse Offices, Suite 124, 34-36 Glenferrie Dr, Robina QLD 4226 PO Box 480 Robina Qld 4226 E: waste@mraenvironmental.com.au PH: 07 5578 7040	DESIGNED	RP	SCALE	NTS	CLIENT	BANYA ELC PROPERTY ONE PTY LTD ATF BANYA ELC PROPERTY ONE UNIT TRUST		JOB NUMBER	MRA25-237
	DRAWN	RP	LEVEL DATUM	-	PROJECT	WASTE MANAGEMENT PLAN LOT 8100 WESTERN DR, BANYA		DRAWING	Figure 2
	CHECKED	AR	SHEET SIZE	A4	TITLE	COMBINED WASTE STORAGE AND SERVICING POINT		REV	A
	APPROVED	AR	CAD FILE						
	DATE	MARCH 2026	ISSUE	FINAL					

3.0 WASTE QUANTITIES

3.1 TYPE OF WASTE

Table 1 below outlines the predicted types of waste that is expected to be generated from the proposed development.

Table 1: Predicted waste types to be generated

Tenancy Type	Predicted Waste Types
Childcare Centre	General waste and recycling

3.2 WASTE QUANTITIES

Calculations of the anticipated waste quantities have been separated into the general waste and recycling components. As there are no indicative waste and recycling generation rates for a childcare centre use within Sunshine Coast Council's (SCC) *Planning Scheme Policy for Waste Management Code*, it is not uncommon to utilise waste generation rates provided in other jurisdictions.

As such, the waste calculations for this report were performed using typical waste generation rates as provided in Appendix F of the NSW Environment Protection Authority's *Better Practice Guide for Resource Recovery in Residential Developments* for the activity room components within the childcare centre. Waste calculations have also been included for the kitchen and office components of the childcare centre based on SCC's Waste Policy waste generation rates for office and food & drink (takeaway) areas.

3.3 PROPOSED CHILDCARE CENTRE

Table 2 displays the general waste quantities and **Table 3** displays the recycling waste quantities that are anticipated from the childcare centre.

Each area within the proposed childcare centre has been reviewed and the floor space used in the waste generation calculations reflect those areas likely to generate waste rather than a blanket use of the total gross floor areas (GFA).

For example, the children will typically not be in the activity rooms and outdoor play areas at the same time. As the activity rooms are where most of the waste will be generated, these areas have been used in the waste calculations.

Waste generation calculations have been based on the childcare centre being operational 5 days a week, meaning that no waste is generated on weekends when the centre is closed.

Table 2: Anticipated general waste quantities

Indicative Use of Area	Approximate Floor Space (m ²)	Estimated Waste Generation Rate (L/100m ² /day)	Estimated Waste Generation (L/day)	Estimated Waste Generation (m ³ /week)	Estimated Waste Generation (m ³ /day)
Childcare Activity Rooms	147 students (537.34m ²)	5 [#]	735	3.68	0.74
Office/Staff Rooms	106.1	10	10.61	0.05	0.01
Kitchen	19.4	80	15.52	0.08	0.02
TOTAL	662.84		761.13	3.81	0.77

*147 students [#]Childcare general waste is calculated based on (L/student/day)

Table 3: Anticipated recycling quantities

Indicative Use of Area	Approximate Floor Space (m ²)	Estimated Waste Generation Rate (L/100m ² /day)	Estimated Waste Generation (L/day)	Estimated Waste Generation (m ³ /week)	Estimated Waste Generation (m ³ /day)
Childcare Activity Rooms	147 students (537.34m ²)	5 [#]	735	3.68	0.74
Office//Staff Room	106.1	10	10.61	0.05	0.01
Kitchen	19.4	40	7.76	0.04	0.01
TOTAL	662.84		753.37	3.77	0.76

*147 students [#]Childcare general waste is calculated based on (L/student/day)

3.4 TOTAL WASTE CAPACITY

In summary, the proposed development is estimated to generate approximately **0.77m³/day** of general waste and **0.76m³/day** of recycling waste.

4.0 WASTE & RECYCLING STORAGE

This section outlines the general design criteria for the waste storage point with reference to Sunshine Coast Council's *Planning Scheme Policy for Waste Management Code*, along with a description of the proposed bins to be used.

4.1 COMBINED WASTE STORAGE AND SERVICING POINT

It is proposed that there will be a single combined waste storage and servicing point on ground level provided for the development (refer to **Figure 2**). The waste storage point has capacity to house two (2) x 1,500L bulk bins, consisting of one (1) general waste bulk bin and one (1) recycling bulk bin. The bins will be served on-site by the engaged waste contractor which is further discussed in **Section 5.2**.

Childcare centre staff or engaged cleaning contractors will place general waste and recycling directly into the respective bulk bins. The ground floor storage point can be accessed via the dry court/services area from within the childcare centre or accessed externally to the childcare centre.

The combined waste storage and servicing point will be designed and constructed to meet the requirements listed below:

1. Designed to allow the bins to be easily transported to the waste collection vehicle for servicing (no steps or lips on bin carting route);
2. Waste carting distance generally should not exceed 60 metres and in any case be reasonable to ensure ease of use;
3. Located away from the main entrance to the building and screened to minimise the visual impact on the streetscape and surrounding area;
4. Designed with safe access to the disposal area;
5. Of sufficient size to accommodate the required number of bins, allowing for sufficient clearance surrounding each container;
6. Constructed hardstand area with a solid concrete base or acceptable equivalent;
7. Roofed and designed to prevent entry to rainwater;
8. Graded to fall to a drainage point that is connected to sewer in accordance with trade waste requirements;
9. Provided with a hose-cock for cleaning;
10. The floor is to be designed and constructed of impervious material with a smooth finish to allow for easy cleaning;
11. Waste storage bins are to be made of non-combustible materials
12. Provided with artificial lighting; and
13. Not be located adjacent to or within any habitable room or place used in connection with food preparation.

4.2 PROPOSED WASTE BINS

To ensure that the design of the waste storage point is sufficient, the details of the type & quantity of waste and number of bulk bins provided to accommodate the childcare centre waste generated from this development are outlined in **Table 4**. Once the development is operational, the collection frequency should be reviewed to ensure that it is sufficient but not excessive for the development.

Table 4: Details of proposed bins & servicing frequency

Waste Type	Anticipated Waste Quantity (m ³ /week)	Bins Proposed in Area	Collection Frequency
General waste	3.81	1 x 1.5m ³ bulk bins	Two to three times a week
Recycling	3.77	1 x 1.5m ³ bulk bin	Two to three times a week

Bulk bins are to be low noise bulk bins

4.3 DIMENSIONS OF WASTE CONTAINERS

AMENDED IN RED

By: Brandon Bouda

Date: 20/04/2026



Table 5 below provides dimensions of the bulk bins to be used on-site. The bins will be steel with lightweight plastic lids.

Table 5: Typical bulk bin dimensions

Bin Type	Volume	Length (mm)	Width/ Diameter (mm)	Height (mm)	Collection Vehicle Type
Bulk Bin	1.5m ³	2,020	950	1,150	Front Loading Truck

4.4 DRAINAGE AND BIN WASH

Appropriately sized bin wash facilities (including access to a hose-cock) will be provided in the waste storage point, which will be graded to a drainage point that is connected to sewer in accordance with trade waste requirements. It will be the responsibility of the contracted cleaning staff/site management to wash bins and to maintain the cleanliness of the waste storage point.

5.0 DETAILS OF COLLECTION

5.1 FREQUENCY

Waste servicing frequencies for general waste and recycling waste bulk bins for the development have been outlined in **Table 4**. Both general waste and recycling is anticipated to be serviced two to three times a week. Once the development is operational, the collection frequency should be reviewed to ensure that it is sufficient but not excessive for the development.

5.2 ON-SITE SERVICING



On-site servicing by a private waste contractor is proposed for the development. The front-lift waste collection vehicle can enter & exit the site in forwards gear and will be positioned in proximity to the waste storage point for servicing. Please refer to **Attachment A** for the waste collection vehicle swept path analysis prepared by the project traffic consultants.

For safety reasons, ~~it is recommended that~~ waste collection is ^{to be} scheduled to occur outside of the operating hours of the development. Where possible, general waste and recycling service will be scheduled on alternate days to minimise the number of bins requiring surviving on one day.

We understand that the lot creation phase is underway and that it is anticipated that both the lot and local road networks will be established prior to the site becoming operational. Please refer to the project traffic consultant's report for further detail regarding the local road network.

The bulk bin servicing point will reflect the following requirements:

1. Sufficient access and clearance for the waste and recycling collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste collection vehicle;
2. Clear of speed control devices or similar provisions which inhibit direct access to bins for servicing; and
3. Bin carting route must allow bins to be easily manoeuvred and be devoid of steps or steep rises.

The 1.5m³ waste bulk bins will be serviced from within the development at the designated combined waste storage & servicing point. Therefore, the internal servicing roadways will be suitably designed for the type of waste collection vehicles that are required to service the development including the following requirements:

1. the design specifications for the roadway and pavement is capable of carrying the wheel load of 7 tonnes per axle;
2. turning circles are designed in accordance with AUSTROADS: Design single unit truck/bus (12.5m) template; and
3. trucks are able to enter and exit the development in a forward direction.

5.3 COLLECTION VEHICLE ACCESS

Table 6 details the dimensions of the Front Lift truck waste collection vehicles that will be used to service the development.

Table 6: Typical Front Lift truck dimensions

Parameter	Front lift truck
Height	4.3m
Width	2.5m
Length	10.2m
Working Height	6.5m*
Total Tonnage	27.5 tonne maximum
Min Turning Circle	13.2m (wall-wall)
Min Turning Circle	12.3m (kerb-kerb)

*Note that the waste collection vehicle clearance height (working height) is to be calculated according to the following formula as a minimum:

$$\boxed{\text{SUITABLE CLEARANCE}} = \boxed{\text{VEHICLE OPERATING DIMENSION}} + \boxed{100\text{mm}} + \boxed{\text{CLEARANCE FOR SERVICES}} + \boxed{\text{CALCULATION FOR ROADWAY GRADIENT}}$$

6.0 SUMMARY

Details of this Waste Management Plan are summarised below:

- The subject site is within the Caloundra South Priority Development Area (PDA) within the Aura Community and is located on Lot 8100 Western Dr, Banyu QLD. The development will be on one (1) parcel of land with a site area of approximately 3,495m². We understand that the lot creation phase is underway and that it is anticipated that both the lot and local road networks will be established prior to the site becoming operational;
- The childcare centre will be designed to accommodate 147 children and comprise of indoor activity rooms, sleep rooms, outdoor play spaces, kitchen, laundry, staff rooms and car parking;
- The development is estimated to generate approximately **0.77/day** of general waste and **0.76m³/day** of recycling waste;
- It is proposed that there will be a single combined waste storage and servicing point on ground level, (Refer to **Figure 2**);
- Childcare centre staff or engaged cleaning contractors will place general waste and recycling directly into the respective bulk bins. The ground floor storage point can be accessed via the dry court/services from within the childcare centre or accessed externally to the childcare centre;
- On-site servicing by a private waste contractor is proposed for the development. The front-lift waste collection vehicle can enter & exit the site in forwards gear and will be positioned in proximity to the waste storage point for servicing. Please refer to **Attachment A** for the waste collection vehicle swept path analysis prepared by the project traffic consultants; and
- Appropriately sized bin wash facilities (including access to a hose-cock) will be provided in the waste storage point, which will be graded to a drainage point that is connected to sewer in accordance with trade waste requirements. It will be the responsibility of the contracted cleaning staff/site management to wash bins and to maintain the cleanliness of the waste storage point.

ATTACHMENT A

Waste Collection Vehicle Swept Path Analysis
prepared by the project Traffic Consultant



I, Richard Quinn (RPEQ 08565), certify that the swept paths have been carried out in accordance with AS2890.1 and/or AS2890.2

Richard Quinn

LEGEND

- Vehicle Wheelpath
- Body of Vehicle
- 300mm Clearance Envelope from Body of Vehicle

drawing title		
Lot 8100 Western Drive, Aura West Vehicle Tracking Analyses		
drawn: RQ	Scale: 1:500 @ A3	date: 13/03/2026
The base drawing is provided to Q Traffic by others. This drawing is draft for discussion purposes only		
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project no.	drawing no.	rev